

ZONING REGULATIONS

Permitted Uses in Commercial and Industrial Zones.

Please note this information is intended as a general guide only.

More detailed information can be found in the City of Fairfax Zoning Code or by calling the Office of Community Development and Planning at (703) 385-7820.

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Unless specified as a use permitted by right or Special Use Permit (SUP), a use is prohibited in the specified zone.

A By Right use is permitted in the zoning district by administrative action provided adequate parking is provided. [Access parking standards.](#)

Use	C1-L	C-1	C-2	C-3	I-1	I-2	PD	RPD	CPD
ACCESSORY RETAIL									
Ancillary amusement machines		By right ¹	By right ¹	By right ¹					
Barber shops		By right ²	By right ²	By right ²		By right ³			
Beauty shops		By right ²	By right ²	By right ²		By right ³			
Dancing areas / entertainment		SUP*	SUP*	SUP*			SUP*		SUP*
Florists		By right ²	By right ²	By right ²		By right ³			

Use	C1-L	C-1	C-2	C-3	I-1	I-2	PD	RPD	CPD
Gift shops		By right ²	By right ²	By right ²		By right ³			
Pharmacies		By right ²	By right ²	By right ²		By right ³			
Pharmacies w/ drive-thru		SUP ²	SUP ²	SUP ²					
Medical supply services		By right ²	By right ²	By right ²		By right ³			
Optical stores and services		By right ²	By right ²	By right ²		By right ³			
Newstands		By right ²	By right ²	By right ²		By right ³			
Photographic and photocopy services		By right ²	By right ²	By right ²		By right ³			
Restaurants		By right ²	By right ²	By right ²		By right ³			
Refreshment areas		By right ²	By right ²	By right ²		By right ³			
Health clubs		By right ²	By right ²	By right ²		By right ³			
Scientific display / sales		By right ²	By right ²	By right ²		By right ³			
Electronic display / sales		By right ²	By right ²	By right ²		By right ³			
Medical equipment display / sales		By right ²	By right ²	By right ²		By right ³			
AUTOMOBILE RELATED									
Ancillary uses within nonconforming auto service station			SUP ⁴	SUP ⁴					
Automobile laundry facilities				SUP		By right			
Auto service stations				By right ⁵					
Commercial parking facilities			SUP	SUP					
Fuel sales						By right			
Leased off site parking for new vehicles			SUP*	SUP*					

Use	C1-L	C-1	C-2	C-3	I-1	I-2	PD	RPD	CPD
Motor vehicle repair			SUP ⁶	By right		SUP ⁷			
Motor vehicle sales/rentals/leasing				SUP*					
Motor vehicle towing						By right*			
Municipal parking facilities		By right	By right	By right					
COMMUNICATIONS STRUCTURES									
Electric transformers and substations					SUP	SUP	By right	SUP	By right
Electronic data processing centers					By right	By right			
Satellite telecommuting		By right	By right	By right			By right		By right
Telecommunications facilities	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*
Telephone repeater stations					SUP	SUP	By right	SUP	By right
TV and radio stations		SUP ⁵⁰	SUP ⁵⁰	SUP ⁵⁰					
ENTERTAINMENT									
Amusement arcades			SUP	SUP					
Amusement machine uses						SUP			
Ancillary amusement machines		By right ¹	By right ¹	By right ¹					
Bowling alleys							By right		By right
Carnivals			SUP ⁸	SUP ⁸					
Clubhouses and grounds not conducted for gain								SUP*	
Commercial recreational uses		SUP ⁹	SUP	SUP		SUP ¹⁰			SUP ¹¹

Use	C1-L	C-1	C-2	C-3	I-1	I-2	PD	RPD	CPD
Dancing areas and entertainment		SUP *	SUP *	SUP *			SUP *		SUP *
Golf courses								SUP	
Lodge halls		SUP	SUP	SUP				SUP	
Movie theatres			By right	By right			By right		By right
Private clubs		SUP	SUP	SUP			By right		By right
Private tennis courts								SUP	
Theatres (other than movie theatres)			SUP	SUP			SUP		SUP
FOOD SERVICES									
Bakeries / food processing						By right ¹²			
Catering service			By right	By right					
Fast food restaurants			By right ¹³	SUP *					By right*
Restaurants			By right	By right ¹³			By right		By right
Refreshment areas			By right	By right					
Specialty food establishments			By right ¹⁴	By right ¹⁴			By right		By right
GOVERNMENT / CIVIC									
Governmental use		By right ¹⁵	By right ¹⁵	By right ¹⁵	SUP	SUP	By right ¹⁵	SUP	By right ¹⁵
Eleemosynary institutions							By right	SUP *	By right

Use	C1-L	C-1	C-2	C-3	I-1	I-2	PD	RPD	CPD
Nursery schools	SUP	SUP	SUP	SUP				SUP	
Places of Worship		By right ¹⁶	By right ¹⁶	By right ¹⁶			By right ¹⁶	SUP ¹⁴	By right ¹⁶
Postal center						By right ¹⁷			
Public benefit associations		SUP	SUP	SUP					
Public utility facilities		SUP ¹⁸	SUP ¹⁸	SUP ¹⁸		By right			
Schools of general instruction	SUP	SUP	SUP	SUP			By right	SUP	By right
Schools of special instruction		By right ¹⁹	By right ¹⁹	By right ¹⁹	SUP	SUP	By right ²⁰		By right ²⁰
HOSPITALITY									
Bed and breakfast							SUP*	SUP*	
Hotels and motels			By right	By right			By right		By right
Inns	By right	By right	By right	By right					By right
Roominghouses								SUP	
INDUSTRIAL / STORAGE									
Bottling plants						SUP			
Building supply sales			By right ²¹	By right ²¹		By right			
Catalogue sales establishments						By right ²²			
Electrical / plumbing / HVAC sales / service			By right ²¹	By right ²¹		By right			

Use	C1-L	C-1	C-2	C-3	I-1	I-2	PD	RPD	CPD
Heavy equipment services						SUP ²³			
Manufacturing					By right ²⁴	By right ²⁴			
Lumber yards						By right ²⁵			
Other industrial						SUP ²⁶			
Painting sales / service			By right ²¹	By right ²¹		By right			
Printing and publishing plant					By right	By right			
Property yards						By right			
Research and Development					By right ²⁷	By right ²⁷			
Trucking / moving establishments						SUP			
Warehouses / storage facilities						By right ²⁸			
Wholesale houses						By right ²⁹			
MEDICAL / HEALTH									
Animal boarding						SUP			
Clinical pathology						By right ³⁰			
Funeral homes		By right	By right	By right					By right
Hospitals		By right	By right	By right				SUP ³¹	By right ³¹
Medical / dental clinics		By right	By right	By right					

Use	C1-L	C-1	C-2	C-3	I-1	I-2	PD	RPD	CPD
Medical supply services			By right	By right					
Nursing homes		By right	By right	By right				SUP	By right
Pharmacies		SUP ³²	By right ³³	By right ³³					
Veterinary offices / animal hospitals			SUP	SUP		SUP			
OFFICE / FINANCIAL / NON-RETAIL COMMERCIAL									
Financial institutions with out drive-ins	By right ³⁴	By right ³⁴	By right ³⁴	By right ³⁴			By right ³⁴		By right ³⁴
Financial institutions with drive-ins	SUP	SUP	SUP	SUP					
Offices	By right ³⁵	By right ³⁵	By right ³⁵	By right ³⁵		By right ^{35 + 36}	By right ³⁵		By right ³⁵
OTHER									
Agricultural								By right ³⁷	
Auction houses						SUP ³⁸			
RESIDENTIAL									
Apartments and apartment houses									By right
Cluster subdivisions								SUP	
Home telecommuting							By right	By right	By right
Major home occupations							SUP ³⁹	SUP	SUP ³⁹
Minor home occupations							By right	By right	By right
Multifamily dwellings									
Rental or leasing of single family dwellings							By right ⁴⁰	By right ⁴⁰	By right ⁴⁰
Retirement homes									
Semi-detached dwellings							By right		By right

Use	C1-L	C-1	C-2	C-3	I-1	I-2	PD	RPD	CPD
Single family attached dwellings								By right ⁴¹	By right
Single family detached dwellings							By right ⁴²	By right ⁴²	By right
Townhouse dwelling units							By right		By right
RETAIL									
Animal grooming establishments						By right			
Convenience stores			SUP	SUP					
Dry cleaning and laundries		By right ⁴³	By right ⁴³	By right ⁴³		SUP ⁴⁴	By right ⁴³		By right ⁴³
Household appliance sales							By right ⁴⁵		By right ⁴⁵
Personal service establishments (see definition) ⁴⁶			By right	By right			By right		By right
Plant nurseries					SUP	SUP		SUP	
Retail establishments		By right ⁴⁷	By right	By right			By right ⁴⁸		By right ⁴⁸
Sale / repair shops for household appliances, musical instruments and sporting goods							By right		By right
Specialized retail supply / repair						By right ⁴⁹			

* Additional specific regulations apply. Consult Zoning Code for more information.

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- ¹ Provided that no more than two such machines shall be permitted.
- ² The following accessory uses, provided that they are located completely within an office building and the aggregate of all such uses does not occupy more than 20 percent of the gross floor area of the office building: Barber shops, beauty shops, florists, gift shops, pharmacies, medical supply services, optical stores and services, newsstands, photographic and photocopy services, restaurants, refreshment areas, health clubs, and display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public. Drive-through services for accessory pharmacies require a special use permit.
- ³ Retail activities and refreshment areas as a part of any of the uses permitted by right, provided that any such activities are by their nature accessory to the permitted uses in this district. The combined area of such accessory uses shall constitute no more than 40% of the total gross floor area of the principal use.
- ⁴ Including convenience stores, fast food restaurants, dry-cleaning establishments, and car wash services.
- ⁵ Provided that the principal building of such establishment shall be set back a minimum of 75 feet from any public right-of-way.
- ⁶ Minor vehicle repairs only, must be accessory to principal use.
- ⁷ Motor vehicle repair establishments, including body and fender repair, truck repair and overhaul, motorcycle repair and sale of used motor vehicles; provided, however, that such vehicles for sale are limited to those which have been accepted for repair, subsequently not claimed by owners and sold to pay for services rendered.
- ⁸ Carnivals, circuses and fairs limited to not more than two weeks duration.
- ⁹ Tennis courts only.
- ¹⁰ Commercial recreational and related ancillary uses including, but not limited to, ice skating and roller skating rinks, gymnastic centers, swim facilities, tennis barns and bowling alleys.
- ¹¹ Commercial recreational uses, including but not limited to, miniature golf courses, indoor and outdoor tennis courts, golf driving ranges, ice skating rinks, roller skating rinks, bowling alleys and billiard parlors; Commercial recreational uses, including but not limited to, miniature golf courses, indoor and outdoor tennis courts, golf driving ranges, ice skating rinks, roller skating rinks, bowling alleys and billiard parlors;
- ¹² Bakeries or food products processing businesses or establishments.
- ¹³ Fast-food restaurants which are located under the roof of a shopping center, have no drive-in window and no delivery service. The total gross floor area of all fast-food restaurants shall comprise no more than 20 percent of the gross floor area of any shopping center.
- ¹⁴ Delivery service requires SUP.
- ¹⁵ Excluding property yards and repair facilities.
- ¹⁶ Churches and other places of worship, including synagogues.
- ¹⁷ Postal and other governmental classification and distribution centers.
- ¹⁸ Excluding property yards.
- ¹⁹ Provided that the practice of the particular trade taught is a permitted use.
- ²⁰ Not including public dance halls and riding schools.
- ²¹ Lumber and industry building supplies sales, provided that all materials, equipment and vehicles are displayed or stored entirely in buildings enclosed on all sides or within walls, fences, or plantings which shield such items from public view.
- ²² Catalog sales facilities or establishments.
- ²³ Heavy equipment and specialized vehicle sale, rental, storage and service establishments.

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- ²⁴ Manufacture or assembly of small electrical or electronic devices, instruments, parts or equipment or of musical instruments, optical or dental goods, toys, novelties, photographic equipment and similar uses.
- ²⁵ Industry building material yards.
- ²⁶ Other manufacturing and industrial uses for which satisfactory evidence is presented that such uses will comply with the performance standards as established in article II, division 8 of this chapter, and for which satisfactory evidence is also presented that such uses will not adversely affect any other property or district by reason of product or substance releases, leakage or spills, odor, smoke, dust or hazard of explosion.
- ²⁷ Excluding laboratories where animals or livestock are used for research.
- ²⁸ Including accessory apartment units.
- ²⁹ Including pharmaceutical, medical and optical supply houses.
- ³⁰ Clinical-pathology and nuclear medicine analysis, research and production facilities or laboratories including such ancillary uses as the retail sale and distribution of diagnostic products made at such facilities or laboratories.
- ³¹ For treatment of human beings.
- ³² For drive-through accessory pharmacies only, provided that certain standards are met. See Zoning Code.
- ³³ Drive-through service requires a SUP.
- ³⁴ Banks, savings and loan associations, and other financial institutions.
- ³⁵ Banks and offices for business and professional uses, including medical, legal, insurance, real estate, and similar offices.
- ³⁶ Office activities, provided that any such office activity is by its nature related to or compatible with, and subordinate to, the uses permitted by right in this district.
- ³⁷ Provided no animals may be kept within 100 feet of any property line.
- ³⁸ Provided that sale items that are stored in an exterior location must meet zoning requirements for setbacks, parking, screening and other pertinent features.
- ³⁹ Provided there are no displays or advertisements.
- ⁴⁰ Provided the property owner shall have obtained a certificate of occupancy for rental use from the zoning administrator.
- ⁴¹ Provided that each building group shall contain no more than four such dwellings.
- ⁴² And accessory structures.
- ⁴³ A dry cleaner with no more than 5,000 square feet of gross floor area is a personal service establishment, provided that they are directly servicing individual retail, not wholesale, customers and further provided that they do not have fleet vehicles to be stored on site. A dry cleaning establishment that is more than 5,000 square feet of gross floor area or that serves wholesale customers or stores fleet vehicles on site is a dry cleaning plant (permitted only in the I-2 zoning district).
- ⁴⁴ Dry cleaning and pressing plants, including laundries and rug and carpet cleaners.
- ⁴⁵ Establishments for the sale or repair or both of household appliances, musical instruments and sporting goods, not including sale or repair of major motorized equipment.
- ⁴⁶ Personal service establishments are establishments primarily engaged in the repair, care, maintenance or customizing of personal property that is worn or carried about the person, or is a physical component of the person; including laundry cleaning services, linen supply, photographic studios, beauty shops, barbershops, shoe repair, clothing rental, tailors and similar places of business.
- ⁴⁷ The following are permitted as accessory uses, provided that they are located completely within an office building and the aggregate of all such uses does not occupy more than 20 percent of the gross floor area of the office building: barber shops, beauty shops, florists, gift shops, pharmacies or medical supply

services, optical stores and services, newsstands, photographic and photocopy services, restaurants, refreshments services, health clubs, and the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public;

⁴⁸ Retail establishments for the sale of works of art, art supplies, electrical goods and supplies, food and food products, furniture, decorator supplies, hardware, luggage and leather goods, optical goods, pets and pet supplies, garden supplies, electronics and phonograph equipment, books, tobacco, confections, drugs, jewelry, music, stationery, toys, newspapers and magazines, office supplies and equipment, medical supplies, clothing and dry goods, flowers and similar goods and products.

⁴⁹ Specialized retail supply and equipment repair related to or compatible with the uses permitted by right in this district.

⁵⁰ Without towers.